



County of Monterey

Item No.1

Zoning Administrator

Legistar File Number: ZA 26-049

May 14, 2026

Introduced: 5/5/2026

Current Status: Agenda Ready

Version: 1

Matter Type: Zoning Administrator

PLN250182 - CAPRARA SHERI L TR ET AL

Public hearing to consider construction of a 4,334 square foot single family dwelling with a 1,187 square foot attached garage, and associated site improvements.

Project Location: 23531 Belmont Circle, Salinas, CA

Proposed CEQA action: Find the project Categorical Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATION:

It is recommended that the Zoning Administrator adopt a resolution to:

- a. Find that the project qualifies as a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
- b. Approve a Design Approval to allow the construction of a 4,334 square foot single family dwelling with a 1,187 square foot attached garage, and associated site improvements.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval/denial subject to 7 conditions of approval.

PROJECT INFORMATION:

Property Owner: Janice Caprara

Agent: Ed Rinehart

APN: 139-431-013-000

Parcel Size: 2.74 acres

Zoning: Low Density Residential, 5 acres per unit, with a Design Control Overlay, or "LDR/5-D"

Plan Area: Toro Area Plan

Flagged and Staked: Yes

SUMMARY:

Staff is recommending approval of a Design Approval subject to the findings and evidence in the attached Resolution (see **Exhibit B**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of a building/grading permits and/or commencement of the approved use.

The decision on this project is appealable to the Board of Supervisors.

OTHER AGENCY INVOLVEMENT:

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

- Environmental Health Bureau
- HCD- Engineering Services
- HCD-Environmental Services
- Monterey County Regional Fire Protection District

The proposed project was reviewed by the Toro LUAC on April 13th, 2026. The committee recommended approval of the project by a unanimous vote of 4-0 (**Exhibit C**), with no concerns raised.

Prepared by: Jordan Evans-Polockow, Assistant Planner, x7065

Reviewed and Approved by: Jacquelyn M. Nickerson, Principal Planner

The following attachments are on file with the HCD:

Exhibit A - Draft Resolution including:

- Conditions of Approval
- Colors & Materials
- Site Plans

Exhibit B - Vicinity Map

Exhibit C - Toro LUAC Meeting Minutes

cc: Front Counter Copy; Monterey County Regional Fire Protection District; HCD-Environmental Services; HCD-Engineering Services; Jordan Evans-Polockow, Planner; Jacquelyn M. Nickerson, Principal Planner; Janice Caprara, Property Owner; Ed Rinehart, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Christina McGinnis, Keep Big Sur Wild; Planning File PLN250182.